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**Housing Policy in Eastern
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An Annotated Bibliography**

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HOUSING POLICY IN EASTERN EUROPEAN COUNTRIES:

AN ANNOTATED BIBLIOGRAPHY

Ahmed, Rafeeuddin (1988). Housing and Economic Adjustment . New York: United Nations, 73 pps.

The major theme of this report is that appropriate housing policies can improve living conditions and stimulate economic growth. The report covers the economic development and housing situation in three groups of countries: (1) Developing Countries, (2) Centrally Planned Economy Countries, and (3) Developed Market Economy Countries. Chapter one summarizes the main policy recommendations for the three groups of countries. The following three chapters deal with housing conditions and needs, structure of housing sector, and policy recommendations. Case studies in Columbia, Turkey, Poland, China, Japan and New Zealand are used to elaborate the subject.

Andrzejewski, A. (1967). "Housing Policy and Housing-system Models in Some Socialist Countries", Chapter 12 of The Economic Problem of Housing edited by A. A. Nevitt. London: Macmillan, pp.149-160.

This paper analyzes a number of variants of the housing-system model prevalent in three socialist countries: the Soviet Union, Poland and Yugoslavia. The word model is used to signify the fundamental principles which characterize the organization and working of the housing system within a given economic system. Following a brief description of the general conditions under which housing policy developed in these

countries, four relevant problems are analyzed in the paper: (1) the property order, institutions, and executive agencies, (2) sources of accumulation and the system of allocation of funds, (3) the system of housing distribution and consumer preferences, and (4) relationships between housing and the national economy. The author concludes that, because of less economic potential and less intensive housing construction, Poland and Yugoslavia use more share of their population's private resources to finance housing than the Soviet Union.

Ash, Joan (1986). "International Experience of the Improvement of Post-war Estates" in Housing Review. Vol. 35, No. 2, March-April, pp.46-48.

This paper reports various subjects discussed at the Conference of International Federation for Housing and Planning held in Budapest in 1985. First, the author presents a comparative study between English and Hungarian experience. The study focuses on development of public housing and on strengths and weaknesses of system buildings. Hungary's advance in these two aspects appears to be more successful. The author then presents another four major themes of the conference under the following titles: "The French Grands Ensembles", "Bijlmermeer, Amsterdam city extension", "Cochran Gardens, St. Louis, USA" and "Tenant participation".

Ball, M. and M. Harloe (1974). "Housing in Poland" in City, Economy and Society: A Comparative Reader edited by Allan Cochrane, et. al. London: Harper and Row, Publishers, pp.214-216.

This paper presents an overview of the effects of current housing policies. An initial policy of low-rental state housing for all did not relate housing costs to income. Under a new housing policy, state housing is reserved for 'key workers' and the very poor, and 'the vast majority have to apply for cooperative housing which is far more

costly'. One major concern about the new housing policy is increased inequality in access to housing and in the pattern of housing costs. Apart from this issue, there is a tendency to move to a more market-oriented housing system which emphasizes and encourages home ownership. In order to ensure price stability at a level approximately equal to the construction cost of new houses, a state's credit policy is introduced to control selling prices of individual units. The authors conclude that the current system of housing provision seems to have many features akin to that of a capitalist society.

Ball, Michael and Michael Harloe (1974). Housing Policy in a Socialist Country: The Case of Poland. London: Center for Environmental Studies, 58 pps.

The purpose of this paper is to present a general analysis of Polish housing policy in relation to developments since the war. In this context consideration is given to theoretical, economic and social conditions as they relate to housing policy. The first section examines this broader context and its relations to current developments in the Polish economy. In the second section of the paper the basic trends in the Polish housing situation are outlined in some detail. The third section of the paper contains a discussion of some of the recent changes in housing policy and relates them to the major problems with which they are concerned. In the final and the most speculative section of the paper the possible consequences of some of these policies are discussed (By Author).

Baross, Paul (1985). "Managing the Housing Queue: The Current Debate on the Character of Socialist Housing Policy in Hungary". Memio, International Seminar, HLEVE, 32 pps.

This paper reports on the arguments favoring the redefinition of a socialist housing

policy in Hungary and proposals for its implementation. The Hungarian government did not solve the problem of housing shortage despite its achievement in meeting the target of housing production (over one million dwellings) for the 1960-75 plan. It seemed plausible to attribute this paradox to the argument that 'demographic variables moved differently than planned'. However, many professionals argued that 'the hegemonial position of the State in regulating access to shelter has produced strong inequalities among various sectors of the population'. To elaborate this central argument, the author first outlines the housing policy and delivery system in Hungary. Because housing is not perceived as a commodity, the major elements of housing policy include low official rents, the administrative allocating power of the State and the promotion of nationalized building companies. Despite the implementation of these housing policies, the private ownership still remained the dominant form of tenure (71.6 percent). Within the Hungarian housing delivery system, the author discusses concepts of 'housing classes' and 'qualitative housing index', and a strong correlation is identified. Then the author describes the reformist's propositions to attack the inequalities caused by the housing delivery system. The crux of the propositions is the expansion of the role of the market in the housing delivery system so as to realize housing as a marketable commodity. According to the propositions, the housing reform of 1982 has removed housing 'from the category of social provision, distributed equally according to need,' to a consumer good 'whose distribution is largely determined by affordability'.

Bassin, P. (1984). "Yugoslavia" in Housing in Europe edited by M. Wynn. London: Croom Helm, pp.155-177.

The paper examines the nature of change in housing policy in post-war Yugoslavia by presenting first a historical background and economic and demographic contexts, and then, four main stages of the development of the planning and construction of

housing. (1) *The Immediate Post-war Period (1945-52)* was marked with little attempt to ease the massive housing deficit because economic reconstruction as a whole was the major task. (2) *The Period of Communal Housing Funds (1953-63)* saw a dramatic increase in public investment and in housing construction. (3) *The Period of Market Regulations (1963-72)* introduced a market system in housing construction in which house buyers were given more freedom of choice. Later, it became evident that some social groups were unable to participate in this system. (4) *The Period of the Establishment of Self-managing Interest Groups (1973-present)* was characterized by the decentralization of responsibilities for housing provision and the occurrence of housing co-operatives and urban renewal. All four stages of housing development are closely related to the different stages of economic development. In addition, this paper describes some general aspects of housing, planning and urban growth process. The article concludes that none of the systems applied in the different stages were perfect.

Ciechocinska, Maria (1987). "Government Interventions to Balance Housing Supply and Urban Population Growth: the Case of Warsaw" in International Journal of Urban and Regional Research . Vol. 11, No. 1, pp.9-25.

This article discusses six aspects of government intervention related to housing supply and construction in Warsaw. First, changes in home ownership patterns are examined to reflect government intervention. Cooperative housing accounted for 40.4% of the overall housing stock in Warsaw in 1978 and its proportion was rising". Second, assessment of government intervention on average apartment size over the last thirty years indicates the undesirable effect of intervention. Third, the impact of industrialized construction technology as an instrument of government intervention in housing is scrutinized. The huge building enterprises and new technology proved extremely vulnerable to the effects of economic crisis. Fourth, efforts to improve the

housing situation in Warsaw by limiting the city's growth is reviewed. The efforts seemed to be ineffective. Fifth, the paradox of Warsaw housing statistics is examined. Sixth, the impact of government intervention on the emergence of spatial and social differences is discussed. The author concludes that government housing policy has produced certain improvements to the housing situation, but that unsatisfaction tends to be more serious because perceptions of desirable housing has changed.

Dangschat, Jens (1987). "Sociospatial Disparities in a 'Socialist' City: the Case of Warsaw at the End of the 1970's" in International Journal of Urban and Regional Research. Vol. 11, No. 1, pp.37-60.

This article proves that residential segregation is evident in Warsaw at the end of 1970's. It also indicates that there are correlations between sociodemographic variables and housing conditions (e.g. higher social classes living in better housing conditions and vice versa). A set of criteria is developed to judge the sociospatial disparities. Then, the results of a correspondence analysis of relevant statistical data are evaluated against these criteria. It is suggested that "in spite of different social conditions -- Warsaw exhibits somewhat similar sociospatial structures as do 'capitalist' cities". However, the question of why residential segregation emerges in 'socialist' urban societies remains unanswered.

Donnison, D. V. (1987). "Housing in Eastern Europe", Chapter 4 in his The Government of Housing. Harmondsworth: Penguin, pp.113-150.

The beginning of this chapter points to the tendency of convergence of housing policies and procedures between the east and the west. Then, general similarities in eastern European socialist countries are described. Following this, the major differences in housing needs and policies that distinguish these countries from each other are

examined. Also, the principal Marxist text on the subject of housing problems and policy is discussed. The examples of Czechoslovakia and Poland are used to elaborate the social, technical and administrative environment in the centrally planned economies and the housing policies that have evolved within this framework. Moreover, the achievements and dilemmas of housing development are analyzed in depth. Finally, the experience of the centrally planned economies which offers valuable guidance to a country like Britain is identified.

Florita, Z. and Louie de Irizarry (1982). Housing in Eastern Europe: Albania, Bulgaria, Czechoslovakia, Hungary, Poland, Romania, Russia and Yugoslavia. Vance Bibliographies, Architecture Series: Bibliography, A-652, 10pps, 127 citations.

Out of the 127 references included in this bibliography, more than one third of them are non-English literature. The numbers of references for each of the countries are: General, 2; Albania, 1; Bulgaria, 2; Czechoslovakia, 9; Hungary, 4; Poland, 12; Romania, 2; Russia, 85; Yugoslavia, 10.

Hegedus, J. and I. Tosics (1983). "Housing Classes and Housing Policy: Some Changes in the Budapest Housing Market" in International Journal of Urban and Regional Research. Vol. 7, No. 4, pp.467-494.

Beginning with a re-interpreting the concepts of "house classes", mobility chances and filtration, this paper first examines in detail the external conditions of the housing market in Budapest from the post-war period to the present. This is followed by a detailed analysis of three periods of housing development with a focus on conflicts between the state-controlled housing system and the housing market. The three periods are analyzed under these subtitles: attempts at developing total state control over the

housing market (1950-56), a temporary compromise with the private sector (1957-70) and attempts at the institutionalization of the private sector (after 1971).

Hegedus, J. (1987). "Reconsidering the Role of the State and the Market in Socialist Housing System" in International Journal of Urban and Regional Research. Vol. 11, No. 1, pp.79-97.

A discussion on the hypothetical roles of the state and the market in social inequality in the housing system is presented. Three different theoretical solutions to the roles to be played by the state and the market in the distribution of material goods in the socialist countries are examined, one being pro-state and the other anti-state:

- 1. "Market processes increase the tensions between the different income groups, while state intervention aids poor people;*
- 2. The market plays essentially a welfare function in the state socialist systems because it is compensating for the inequalities caused by the state;*
- 3. The market could play a welfare function substituting for state intervention through filtration (or turnover) processes, because the market is more effective in the distribution of 'welfare funds'."*

These three standpoints are tested based on a vacancy study conducted in 1982-83 in two middle-sized Hungary cities. The results of this test seem to form a very ambiguous picture about the roles of the state and market in housing.

Malicka, W. (1979). "Housing Estates and Town Communities in Postwar Poland" in International Journal of Urban and Regional Research. Vol. 3, No. 2, June, pp.209-219.

This paper discusses how housing estates affect changes of communities from both

sociological and town planning perspectives. It first examines the general nature and the historical and ideological context of the concepts of 'local community' and 'the neighborhood unit'. Then, it discusses the estate community using the Warsaw Housing Cooperative as an example. Finally, it describes the aspects of social life in postwar estate in Poland. It is concluded that "spatial and social integration cannot solely be achieved at the estate level".

Mandelker, Daniel R. (1981). "Planning and Housing in the Yugoslav Republic of Slovenia" in Urban Law and Policy. Vol. 4, No. 4, pp.357-372.

This article describes the societal planning process in the northern Republic of Slovenia, Yugoslavia. It focuses on land use planning and problems, and on the provision of housing within the planning system. Housing is supplied through the organized and unorganized housing markets, which are characterized by nationalized land and unnationalized land respectively. The Yugoslav societal planning system consists of three levels: the federal government, republican governments and communes. At the communal level, the self-managing communities-of-interest play an important role in the formulation of planning and housing policy in the societal planning process. The article finally questions the effectiveness of a system of three decision-making levels, which requires substantial time input from both citizen participants and professional staff.

Matthews, Mervyn (1979). "Social Dimensions in Soviet Urban Housing" in The Socialist City: Spatial Structure and Urban Policy edited by R. A. French and F. E. Ian Hamilton. Chichester: John Wiley.

This paper indicates factors which promote or hinder residential differentiation in Soviet towns and addresses the degree of success achieved. Key factors examined

include the problems of State control of housing, administrative control of building rights, space allowances and rent regulations. Five features regarding rents are presented. Moreover, relationships between social groups and their location, and between social groups and the quality of their housing are described. The paper concludes that the problems of residential differentiation in the Soviet city are clearly evident but are heavily overshadowed by the acute housing shortage.

Morton, H. W. (1979). "Housing Problems and Policies of Eastern Europe and the Soviet Union" in Studies in Comparative Communism. Vol. 12, No. 4, Winter, pp.300-321.

This article measures the severity of the housing shortage in Eastern Europe and the Soviet Union by using two major criteria: Ratio Between Households and Housing Units, Ratio Between Annual Number of Marriages and Annual Number of New Housing Units Built. It is revealed that the deficit of housing units in relation to the number of households is still the overarching problem that overshadows all others. This deficit will increase because the yearly number of marriages and divorces exceeds the yearly number of housing units built. The article also examines aspects of housing finance and construction in Comecon countries and why the provision of housing does not satisfy housing demand. The article concludes that it is still uncertain whether the Comecon countries can succeed in providing each household with a modern self-contained unit by 1990 as promised by their governments.

Musgrave, Stephen (1984). "Housing in Czechoslovakia" in Housing Review. Vol. 33, No. 3, May-June, pp.91-93.

The author examines current housing policies and their effect in Czechoslovakia, where the government is now encouraging private investment in housing construction. He

also compares and contrasts them with those in Britain 20 or so years ago when similar acute housing shortage dominated the situation. He compares system of strategic planning to meet housing need, nature of the housing problem, emerging pattern of tenure and consumer reaction to housing provided. Moreover, he looks at housing costs, housing environment and improvement of older housing in both of the countries.

Musil, Jiri (1967). "The Housing Situation and Problems in Czechoslovakia", Chapter 14 of The Economic Problem of Housing edited by A. A. Nevitt. London: Macmillan, pp.176-188.

First, the article describes three phases of housing policy development from 1945 to 1959 in Czechoslovakia: (1) post-war reconstruction (1945-49), (2) establishment of the first program of house-building and introduction of co-operative building (1950-59), and (3) increase in the participation of the population in solving the housing problem (since 1960). Second, the present housing situation and housing problems are identified. It is pointed out that more dwellings are privately owned in Czechoslovakia than in the Great Britain. Four major principles of the new Rent Act are elaborated, the aim of which is to increase rents and to decrease the State subsidy. Finally, future trends of the housing sector are presented. Since State house-building is unable to meet all housing needs, the co-operatives will gradually become decisive in housing.

Musil, J. (1987). "Housing Policy and the Sociospatial Structure of Cities in a Socialist Country: the Example of Prague" in International Journal of Urban and Regional Research. Vol. 11, No. 1, pp.27-36.

The focus of this paper is the effect of housing policy and development on the sociospatial structure of cities in Czechoslovakia. Relevant features of the housing system including types of housing ownership, accumulation and allocation of funds, distribution of housing and satisfaction of housing needs are described. Then, using Prague as an example, the current ecological studies of cities are presented. Some hypotheses about present-day ecological processes are tested. It is hypothesized that the ecological processes are characterized by an increase of heterogeneity in macrostructure on the one hand, and by a certain homogenization which contributes to emergence problem areas on the other hand.

Nazarevsky, V. A. (1967). "Some Economic Problems of Housing in the U.S.S.R.", Chapter 19 of The Economic Problem of Housing edited by A. A. Nevitt. London: Macmillan, pp.236-245.

This article describes the rapid growth of housing construction, co-operative housing construction and housing policy in the Soviet Union up to 1967. A highly developed industry and particularly the manufacture of pre-cast reinforced concrete units have led to the vast amount of housing construction. Having recently developed alongside the state housing construction, the co-operative housing is viewed as a supplementary approach for speeding up housing construction and raising its quality. Apart from aiming at the increase of housing construction, the housing policy in the Soviet Union emphasizes on the improvement in the quality of housing as well as a more rational development of urban areas. In conclusion, some trends of new town development and housing construction are identified. It is believed that "the development of housing construction in the U.S.S.R. has eliminated the serious housing shortage and within the next few years will enable the housing problem of the country to be solved completely".

Nechemias, Carol (1981). "The Impact of Soviet Housing Policy on Housing Conditions in Soviet Cities: the Uneven Push from Moscow" in Urban Studies. Vol. 18, No. 1, pp.1-8.

This paper describes the causes of variation in housing conditions between Soviet cities. It also describes the impact of a massive effort to overcome the acute housing shortage, focussing on variations in flows of benefits to different communities. The paper begins with a literature review of Soviet housing policy. It is emphasized that although the promotion of equality is a major preferred goal of housing policy, Soviet practice reflects a more practical approach with more concern in economic growth. It is pointed out that inequality is not always viewed negatively. "Good housing is regarded as an important material incentive, as a means of manipulating the deployment of manpower resources" The paper explains a statistical research of comparing urban housing patterns in the 55 cities. It concludes that the failure to equalize housing conditions stems from the continued priority given to large, industrial centers.

Pintar, Emil-Milan (1988). "Worker Participation in Housing Construction and Management in Yugoslavia" in Community Involvement in Urban Service Provision. Paris: Organization for Economic Co-operation and Development, pp.154-157.

This paper describes the self-management system for constructing and managing housing in the Republic of Slovenia, Yugoslavia. Every worker in each work organization can contribute opinions on the amount of housing funds, housing planning and implementation of housing construction. A representative is elected from every work organization to the self-management community interest group to make final decisions. The author states that the system requires a highly developed sense of

organization and self-discipline. He believes that despite the high operational costs, the system will enable the successful long-term reconciliation of different interests.

Przeciszewski, T. (1967). "The Place of Housing Expenditure in the Total Consumption of a Population", Chapter 13 of The Economic Problem of Housing edited by A. A. Nevitt. London: Macmillan, pp.161-175.

This study employs a statistical approach to the question of the place and role of housing in social consumption based on Polish statistics. The focus of the analysis of consumption is on the proportion of housing expenditure in the total expenditures of the population. This study also compares the Polish experience with results of similar studies conducted in capitalist countries of the West. Five aspects are discussed in detail: (1) Housing Expenditure in Relation to Other Personal expenditure, (2) Housing Conditions and Rents, (3) Housing Expenditure and Forms of Dwelling Ownership and Administration, (4) Cost of Housing in Relation to an Average Non-farm Family Budget, and (5) Share of Housing Expenditure in the National Income. It is concluded that as the system of an excessively low levels of rents has now changed by increasing the proportion of co-operative housing, a theoretical question to ask now is: "What will be, in our conditions, the dynamic coefficients of macro-economic elasticity of housing expenditure".

Ryan, Michael (1983). "Aspects of Soviet Housing Policy" in Housing Review. Vol. 32, No. 5, pp.145-146.

In this short article, the author first provides evidence of improved housing standards in Soviet Union by quoting figures of extensive housing construction. Then, he uses a report published in Pravda to illustrate how the acute housing shortage, which still remains, led to corrupt practices in housing allocation in Baku.

Sieminski, Waldemar (1979). "The Social Goals of Residential Communities in Poland" in International Journal of Urban and Regional Research. Vol. 3, No. 2, June, pp.220-227.

This article discusses the social goals adopted for the development of local communities in Poland during the last forty years. The Polish concept of 'social urbanism', the desire to build 'socially most-needed housing', and the role that it has been assigned in the establishment of socialism are described in this study. Certain critical considerations about different understanding of objectives for the development of local community are also presented.

Sillince, J. A. A. (1985). "Housing as Social Problem versus Housing as Historical Problem: the Case of Hungary" in Environment and Planning C: Government and Policy. Vol. 3, No. 3, pp.299-318.

Two very different dimensions of Hungary's housing problem are investigated. One relates to historical factors, mainly the poor housing stock which existed prior to 1949, and is indicated by persistent housing shortages. The other dimension concerns access and allocation mechanisms, both in rented and owned accommodation, and raises questions of social policy. Thus there are at least two ways of evaluating housing policy: in terms of absolute levels of provision -- usually measured by standards and shortages -- and in terms of relative levels -- measured by how fair is the access to housing of different types by different groups in the population. The first method reveals that Hungary, despite severe housing shortages, has made great strides in recent years. However, in terms of equality of housing provision, the problem which seems endemic to several Eastern European countries -- the better-off groups get most of the available good quality housing at low rents -- is persisting through into the owner-occupied sector as this sector begins to take off because of a

large expansion since 1970 of mortgage credit (By Author).

Sillince, J. A. A. (1985). "The Housing Market of the Budapest Urban Region 1949 -- 1983" in Urban Studies. Vol. 22, No. 2, pp.141-149.

By the late fifties reserves of infrastructure and labor in Budapest were becoming exhausted and it was decided to divert potential Budapest-bound migrants to other centers, developed with government help, outside commuting range of the capital. The urban hinterland was rapidly urbanized, without a plan and lacking basic infrastructure. Some evidence suggests that this urbanization would have occurred even if the 1958 restrictions on residence in Budapest had not been imposed. In 1971 various housing reforms were instituted to reduce tensions in the housing market. These included rent rises and special treatment for needy cases. Although it has been suggested that these housing market tensions and the effects of housing reforms since 1971 have caused increased social class segregation in the Budapest urban region, Census data shows continuously declining social class segregation. This may be because continuously low housing costs, (never more than 6% of personal income for all social groups), and the fact that environmental and district social class is not reflected in house prices has led to a dilution of pre-existing social class segregation.

(By author)

Staemmler, G. (1984). "East Germany (The German Democratic Republic)" in Housing in Europe edited by M. Wynn. London: Croom Helm, pp.220-246.

This paper is divided into two major sections. In the first section, the origins and evolution of housing policy in the post-war are discussed, from the early first reconstruction phase, through the second phase from the mid-fifties onwards, when industrialized building techniques were used on a large scale, through to the National

Housing Program of the seventies and eighties. Then, in a second section, some key aspects of present housing and housing management in the GDR are discussed -- the nature of the housing stock, different ownership types, their relative importance and different functions, and the lot of the tenant. (after author)

Szelenyi, Ivan (1983). Urban Inequalities Under State Socialism. Oxford: Oxford University Press, 158 pps.

The book is the most comprehensive and in-depth examination of social structure, urban planning and housing on Socialist Hungary. The major theme of this book is to evaluate precisely and empirically the class consequences of different measures of urban and housing policy under socialism. The author views his work as a socialist critique of existing socialism. He uses the housing survey he conducted in two Hungarian cities (Pecs and Szeged) in 1968 and the data he collected from the other Eastern European socialist countries to support his argument about the urban inequalities under socialism. He concludes that "housing inequalities are being created now, as those with higher incomes get the better housing; and these inequalities are being created by administrative allocation". To attack these housing inequalities, he proposes a mixed housing economy which combines market and non-market methods.

Szelenyi, Ivan (1987). "Housing Inequalities and Occupational Segregation in State Socialist Cities: Commentary to the Special Issues of IJURR on East European Cities" in International Journal of Urban and Regional Research. Vol. 11, No. 1, pp.1-8.

Three major themes are discussed by the author:

1. *inequality in housing allocation in eastern Europe, and in particular the role played by the state and markets in shaping such inequalities: the author states*

- that it is not convincing to assert that the earlier years of socialist development in eastern European may have been more egalitarian in terms of housing allocation. The reallocation of old bourgeois housing at that time actually resulted in a new housing inequality under the socialist system; he disagrees that market allocation seems to generate even more inequality than the bureaucratic or redistributive allocation of housing; he believes that a mixed economy will create greater social justice and hence more equality in allocation of housing. Within this mixed economy, a market is created for the rich in order to for the state to be able to provide public housing for the poor;*
- 2. the existence and increasing importance of urban residential segregation of different social strata in state socialist cities: the author agrees that "those on the top of the social hierarchy are indeed concentrated in certain geographically identifiable areas of the city";*
 - 3. the importance of the study of housing system and housing policy in socialist countries to explain the pattern and dynamics of residential segregation: unlike market capitalism, "it is less the 'invisible hand' of the urban land market which shapes the size , [and] location of socially homogeneous areas in these [socialist] cities, housing policy and urban planning plays a more active role"; the author believes that "An ideologically egalitarian housing policy and urban planning produced an inegalitarian system of housing allocation, and produced, and keeps reproducing, the residential segregation of occupational groups."*

Thomas, M. and M. Stott (1984). "The Bleak Housing Standards That Help to Bring the Poles Together" in Town and County Planning. Vol. 53, No. 5, pp.143-145.

The housing problems in Poland, such as a shortage of housing, dissatisfaction of with the built dwellings, visual monotony of housing design, poor planning and

declining investment in housing sector, are covered in this paper. Also, some current attempts to redress them are discussed.

Tosics, Ivan (1987). "Privatization in Housing Policy: the Case of the Western Countries and that of Hungary" in International Journal of Urban and Regional Research. Vol. 11, No. 1, pp.61-78.

This paper studies whether privatization or commodification in the west means the same thing in the east -- specifically in Hungary. It tests the hypothesis that the steps taken in Hungary towards the market have been introduced in wholly different circumstances and the privatization plays an entirely different role in the west than it does in Hungary. The description of Hungarian housing policy changes in the early eighties is followed by a comparison of the underlying causes for the privatization between Hungary and Britain. The process of privatization in Britain is discussed in two phases. The first phase is connected with the termination of the quantitative housing shortage (with the announcement of this by the government) by the first half of the seventies. The second phase of privatization is related to the consequence of economic recession followed by political-ideological changes. The introduction of privatization in Hungary, which is similar in content to the first privatization phase of Britain, is characterized by more positive features because of the differing circumstances. The author warns that if Hungary continues to pursue the privatization policy, it should avoid the negative outcome occurring in the second privatization phase in Britain. He believes that the key issue facing the further development of the housing policy in Hungary is to solve the dilemma of the market (efficiency) versus social distribution. Two new ideas for solving this dilemma is presented at the end of the paper.

Traynor, E. H. (1985). "The Control of Housing Standards in Yugoslavia" in Housing Review. Vol. 34, No. 3, May-June, pp.87-89.

This paper describes the nature and quality of housing as well as the pragmatic self-management system in Yugoslavia. The intention of the self-management system is to allow workers to participate in decision-making process directly. The community of interest, which is a self-managed institution at community level, has been formed to bring together the interests of various communes. In this way, housing policy and housing standards are formulated. Each commune has the right to determine its own housing standards according to different social, traditional, financial and environmental conditions. The paper also describes the role and importance of housing research in the overall housing program.